EXECUTIVE SESSION – 6:15pm – 6:55pm

Two (2) personnel and one (1) legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 6:57pm.
   Board members present: Jim Hale (President); Kirstin Reimann (Vice-President); Eric Gross (Director of Forestry); Mark Ponti (Director of Common Areas); Per Suhr (Director of WPS); Darren Rouse (Director of Architectural); Erik Stensland (Director of Covenants).
   Board members absent: Tom Schoemaker (Treasurer); Jeff Gerhart (Secretary) excused.
   Staff in Attendance: Matt Beseau (HOA COO/Manager); Kevin Nielsen (WPS Chief).
   Visitors present: 3 residents, and Jackie Burhans (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. There were no changes. Reimann then moved to approve the agenda, seconded by Gross. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the April 23, 2014 meeting minutes. There was one (1) change: under the Forestry report bullet 5, change date of 6/21/14 to 06/14/14 in the listing of slash drop off dates. A motion to approve the April 23, 2014 meeting minutes was then made by Reimann, seconded by Gross, and the motion carried unanimously.

4. Owners Comments – None

Reports

5. President’s Report – Hale reported that there is a lot going on in Woodmoor especially with the time of year we are in. He reported that at the last Highway Advisory Council/Commission Meeting, the topic was concerning the road work that begins June 01 on County Line Road between I-25 & Furrow which includes smoothing out curves and making the road safer.

6. Vice-President’s Report – Reimann reported that she has made good headway on the Employee Handbook revision having had 3 meeting with the WIA COO/Manager. She said she will probably need a couple more meetings to finalize and then it will be forwarded to MSEC for review.

7. HOA COO/Manager’s Monthly Report – Beseau reported on the following:
   * Reported that LaPlata Investment Group who now owns the Waterside Property has requested a meeting to be held on Friday, June 06, 2014.
* Reported that planning work is ongoing for website overhaul. A meeting will be held in two weeks to form list of old material to be deleted, update strategy and planning for a new home page design.

* COO/Manager will attend a “Law Day” seminar with CAI June 06, 2014

8. Treasurer’s Report – Beseau reported for Schoemaker, April 2014 monthly expenses of $63.6 and YTD of $249.9k (30.9%), leaving us 2.42% under budget YTD. April income was $23.2k. Beseau reported that there have been 26 payment plans with 5 paid and 21 remaining. He said there are 128 lot owners in arrears of paying their dues and that about 99 of them may go collections.

9. Covenants Report – Stensland reported for April covenants statistics: 40 violations with 4 going to hearing, 20 HOA checks. The higher number of violation categories were: 6 no ACC approval for projects; 5 for seasonal items not stored; 5 off drive vehicles.

The next scheduled Hearing Meeting will be held on June 11, 2014 at 6:15pm. Directors who volunteered to attend were: Stensland, Rouse, Hale, Gross, and Ponti.

10. Public Safety Report – Suhr and Chief Nielsen reported on the following April stats:

- 121 total calls for service
- 47 suspicious vehicles, persons, incidents
- 26 open doors
- 23 Assists (medical, citizens, traffic accidents, fire, police)
- 25 other
- WPS treated the WIA ponds with mosquito larvicide last Monday

Chief Nielsen discussed the selling of 2008 Jeep Liberty proposal: he said it has 121,000, miles, and is in rough to fair condition.

Nielsen stated that based on condition and blue book values, we should be able to sell the Liberty for $7000. Nielsen asked the board to approve a starting price of $8000 and allow me to accept any offer at $6000 or above with a goal of $7000. He stated that this price range is in line with values by Edmunds.

**Motion**
A motion was made by Per Suhr to sell the 2008 Jeep and accept a minimum of $6000. The motion was seconded by Ponti and the motion carried unanimously.

11. Architectural Control Report – Rouse reported that the revised procedure for approving routine ACC projects in the WIA office is working. He said that out of 34 projects in May, the vast majority (26) were handled in under Bob’s authority (the Project Administrator). Rouse said that we are up on new builds with three (3) already this year. Split rail fencing requests are up with repaints, and gutters.

12. Forestry Report – Gross reported the following:

- 2014 Site Evaluations: Forest Health 4, Firewise / Def Space 24, Common Areas 4
  (2 Forestry and 10 Firewise eval pending completion)
- 2014 Evaluation Requests YTD: 40 (15% forestry & 85% firewise)
- 2014 Completed Evaluations YTD: 28 resident + 4 Common Area
Forestry/Firewise

- Woodmoor received a $30,000 Dept. of Natural Resources Wildfire Fuels Risk Reduction Grant on 5/05/2014. New documentation and stringent monitoring/verification requirements by CFRI and CSFS agencies caused administration concerns however the FW Committee accepted my plan proposal and we will proceed. Receipt of a DNR Purchase Order and pre-treatment baseline data collection with the CFRI representative is required before work can begin. I am working to complete final arrangements ASAP.

- 2014 Common Area mitigation work has been completed as of 5/19/2014.
  - The Point dead tree removal (20 trees): completed April 28th
  - The Marsh scrub oak, ladder fuel mitigation: completed May 2nd
  - Piney Trail scrub oak, ladder fuel mitigation, 1 dead tree: completed May 19th

- The first 2014 Slash Dropoff/Disposal Event was successfully held on 5/17/2014 with Anderson Tree Service at their site on Washington St. 182 loads (approx.461 cu-yds unchipped) of slash were dropped-off from 15 Tri-Lakes communities. 64% of the loads were from Woodmoor. Fees collected paid for the event site rental, equipment, fuel, and labor costs. Neighboring HOA’s were not involved in the 5/17/2014 event. I will continue to solicit their support. Sustaining 6 events this year requires their advertising and involvement.

- Seven Firewise Committee members attended the "FireWise Landscaping Class" sponsored by the CSU Ext Service on 4/30/2014 at the Monument Library.

- Two "Do It Yourself Fuels Mitigation Principals" community classes were taught by Jim Woodman on 4/25/2014 and 5/07/2014 with a total of 55 homeowners attending. The second class was added due to high demand.

- A Colorado State Forest Service survey on our CWPP status was submitted on 5/16/2014 for the purpose of tracking direction and obtaining continued CWPP implementation project funding support.

- Eddie Bruck has surveyed 26 homeowners with completed FW evaluations in severe risk areas. Initial findings show residents are overwhelmingly following the recommendations. Eddie will submit a final report quantifying the results from last year’s Firewise Advisors efforts approaching a statistical sample size of 64 upon completion of data collection.

- A revision of the Firewise Hazards Evaluation Form has completed field testing.


- Firewise Community Day event planning is coming along well.

- Four new Firewise volunteers are continuing their field training.

Upcoming 2014 Firewise & Forestry Events:

- 2014 Firewise Community Day - Sat June 21, 2014 at the Barn.

13. Common Area Report – Ponti reported that he recently toured some of the common areas and said Matt & Bob have been doing a great job managing them. He stated that there would be consideration for adding additional amenities to the common areas like more picnic tables, benches and maybe a gazebo or something like that, and possible trying to do some type of functions there in the future. He said the mowing contract was awarded to Anderson Tree.
Ponti also stated that the Wild Duck and Lower Twin Ponds will soon be stocked with fish for fishing early June. Hale said that we need to contact the Stormwater Division to see what they are working on for this area of retention ponds.

Beseau reminded the board that the Great American Cleanup (GAC) will be held on June 07, 2014 at the barn 9a-noon. We are looking for lots of resident volunteers to help clean up trash from the common areas and along the roadways. A bar-b-q lunch will be served to the participating volunteers. To signup please call the WIA office.

Old Business
14. R & R’s Revision- Stensland reported that the Rules & Regulations revision is going well and that several meetings have been held with the next meeting scheduled for June 02, 2014 at 6:00pm in the WIA conference room. Members are encouraged to attend.

Chief Nielsen stated that due to the fire dangers, WPS will take a more active role to identify and help to remedy any vehicles that are parked off drive to help prevent fires from vehicles parked on lawns.

15. WIA Coyote/Wildlife Plan, Patrol Plan, and Safety Plan- Nielsen stated that these plans were previously distributed to the board and he had received some comments. Patrol Plan: Added “Limit WPS officer’s time spent at one location to no more than 30 minutes other than calls for service, lunch breaks, shift changes, and report writing”. Safety Plan: as presented. Discussion was held and Kevin asked the board to approve all (3) three plans.

Motion
A motion was made by Rouse to approve and accept the Coyote/Wildlife; Patrol; and Safety documents. Seconded by Gross, the motion carried unanimously. The Board requested that Beseau have these documents put on the website.

New Business
16. None

Motion:
A motion was then made to adjourn by Hale, seconded by Reimann and the formal meeting adjourned @ 7:48 pm.

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Jeff Gerhart, Secretary

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Date